

TERM OF COMMISSION: October Session of the October Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center  
Commission Chambers

PRESENT WERE: Presiding Commissioner Keith Schnarre  
District I Commissioner Karen M. Miller  
District II Commissioner Skip Elkin  
Deputy County Clerk Shawna Victor

The meeting was called to order at 9:30 a.m.

**Subject: First Reading of Petition to Vacate Portion of Peabody Haul Road (partial)**

Bob Walker, Lead Surveyor, and David Bauer, Engineering Technician, were present on behalf of this item.

Bob Walker stated this is for a portion Peabody Haul Road. This has been filled in by MoDOT and can never be made into a road again.

Commissioner Schnarre stated this is part of the old Haul Road that used to go under Highway 63. Mr. Walker stated that is correct.

Commissioner Miller stated this has been discussed with staff and it makes sense to vacate this portion of the road.

Commissioner Schnarre stated this is a first reading and requested the Deputy County Clerk to schedule this for a second reading at the next adjourned term meeting with an order for approval.

**Subject: Purchasing Department**

Heather Turner, Purchasing Department Buyer, was present on behalf of these items.

**A. First Reading of Bid 52-17AUG05 (Janitorial Supplies Term and Supply)**

Heather Turner stated the Bid for Janitorial Supplies for the Facilities Maintenance Department closed on August 17, 2005. Fourteen (14) bids were received. The Facilities Maintenance Department tested samples received from the low bidder and determined them to be adequate to meet the needs of the Facilities Maintenance staff. Therefore, Purchasing and Facilities Maintenance recommend award to Clayton Paper & Distributing, Inc. for submitting the low bid.

This Term & Supply contract will be paid out of department 6101 Housekeeping, Account

Number 23050 Other Supplies.

Commissioner Schnarre stated this is a first reading and requested the Deputy County Clerk to schedule this for a second reading at the next available meeting with an order for award.

**B. First Reading of Request to Cancel Contract for Bid 38-17MAY05 (Twenty-Ton Trailer) and Re-Award Bid**

Heather Turner stated Purchasing and the Public Work's department request cancellation of contract 38-17MAY05 for the 2005 Twenty (20) Ton Trailer. This contract was given Commission Order #260-2005; the associated Purchase Order is #2005000261.

Cooke Sales & Service failed to meet the bid requirements outlined in a letter from Greg Edington including trailer width and ramp length. The contractor was given an opportunity to modify the trailer to meet the needs of Public Works, but the work performed was not satisfactory to the department. Therefore, we request cancellation of this contract.

The bid for a Twenty Ton Trailer closed on May 17, 2005. Eight bids were received. The trailer from the low bidder, Cooke Sales & Service, did not meet the required bid specifications in more than one area. Therefore, Purchasing and the Public Works Department recommend awarding to the second low bidder, Crown Power & Equipment.

Crown Power & Equipment held their bid price but there is a freight charge that will be applied. Even with this charge, Crown Power is still the second low bidder.

Total cost of the contract is \$12,501.00 to be paid out of department 2040 - PW Maintenance Operations, account number 92300 – Replacement Machinery/Equipment. The budgeted amount for this purchase is \$20,000.00.

Commissioner Schnarre stated this is a first reading and requested the Deputy County Clerk to schedule this for a second reading at the next available meeting with an order for award.

**C. First Reading of Request to Dispose of Surplus Property**

Heather Turner stated the Purchasing Department has identified and listed items as surplus. These items will be disposed through auction.

Commissioner Schnarre stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available meeting with an appropriate order for approval.

**Subject: Sheriff's Department – First Reading of Request to Purchase Additional Tactical Vest**

Captain Gary German was present on behalf of this item.

Captain German stated the department originally requested 12 vests. The department has made some adjustments and now need 13 vests for the CERT Team. \$27,600 was originally budgeted for this purchase and with the additional vest; the total purchase will be under the budgeted amount.

Commissioner Schnarre stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available meeting with an appropriate order for approval.

**Subject: First Reading of Chapter 100 Incentive Policy**

Bernie Andrews, Regional Economic Development Inc. President; David Meyer, REDI Marketing Director; David Griggs, Co-Chair of REDI Incentive Subcommittee; were present on behalf of this item.

David Griggs stated there is a need for this policy in the community for many reasons. The majority of search operations to locate a company in a community today are done by sight locators and 99% of those searches have a request for an incentive package similar to this proposed policy. If a community does not have these incentive opportunities then that community does not even make the short list.

REDI has been working on this proposed policy since November 2002. If a targeted company comes to REDI saying they want to locate in Boone County, the company would want answers sooner rather than three years later.

This policy was developed by a subcommittee formed by REDI, the Incentive Subcommittee. Richard Mendenhall, Joe Mosley, Paul Land, Dave Griggs and Charley Diggs were on the subcommittee. They reviewed all the possibilities offered by the State of Missouri and came up with the Chapter 100 policy. This is a very conservative and controlled opportunity for REDI to work with companies trying to locate here but not "give away the family farm" as some other surrounding communities do.

This is a conservative proposal. There is not free land. There is no free building. There is no cash incentive from the Commission. There is no enterprise zone.

Mr. Griggs stated they felt it was important that this policy be conservative and protect all taxing entities that would be impacted by sight location. This policy calls for a review process that involves a representative from any taxing entity that is impacted by a sight location. They have tried to structure an opportunity that allows for across the board input

from all entities that could be impacted.

Also, when a proposal is brought to the Commission, it will go through public hearings.

The Chapter 100 policy is similar to the old Industrial Development Bonds. Mr. Griggs did research and found that four major companies came to Columbia using Industrial Development Bonds. Those companies were Clow Corporation in 1973, McGraw Edison, which is now Toastmaster, in 1974, Square D in 1977 and American Air Filter in 1978. He has given the Commission tax payment information for the companies for the past five years.

These companies employ 808 people today. These companies have paid in the last five years \$1,986,920.34 in taxes. These companies have paid \$1,601,183 in school taxes.

Mr. Griggs stated when REDI works to attract companies, they work to attract long term corporate citizens that offer good jobs and plan to stay here.

The policy is straight forward. \$15 million capital investment for a new company seeking to locate here. \$7.5 million capital investment for an existing company for expansion. The policy before the Commission is more restrictive because it targets life sciences companies and related fields. The policy calls for a confidential application process and a review process that includes all taxing entities. The policy calls for public comment and discussion reaches the Commission.

On behalf of REDI and those present from the local business community, Mr. Griggs thanked the Commission for working through this process, looking at it and grasping what he believes the significance of this proposal is for the community's economic future.

Commissioner Schnarre stated a new draft was given to the Commission this morning with new proposed additions.

Commissioner Miller stated an overview of the ABC Labs project. At that time, the Commission heard from some of the elected officials of their concerns. In working with David Meyer, David Griggs and Bernie Andrews over the weekend, we tried to find language that meets the concerns of the elected officials. She is not sure if this will satisfy the elected officials in supporting the process but hopes this covers areas so the County is not hurt in the process. The new changes are based on discussions with the County Clerk, Wendy Noren, about things she felt were open-ended. She thanked Mr. Andrews for his work on these changes.

She believes it is a better policy with these changes.

Commissioner Schnarre asked Mr. Andrews if he had any problems with the changes that have been added with the exception of Alternative 1 and Alternative 2. Mr. Andrews

stated the two alternatives need to be reviewed by the Commission but in his opinion, the other changes are ok.

The changes are as follows:

- Eligibility Qualifications: “Replacement of equipment financed under a previous Boone County Chapter 100 Bond issuance is not eligible.” And “For a company with locations only in Boone County, the applicant should submit evidence of competing offers from other states or localities.
- Cost Benefit Analysis: “The assessor and the applicant will mutually agree to a depreciation schedule for all assets that are part of the Chapter 100 Bond issuance.”
- Employment Impact: “The company’s average wage for the project will be measured against the average Boone County wage as published annually by the Missouri Department of Economic Development.” And “The applicant must maintain a payroll account with a financial institution with a physical location in Boone County.”
- Application Fees and Processes: “If Chapter 100 Bonds are issued, the applicant will provide to REDI and Boone County employment, wage and other information needed to determine compliance with the Boone County Chapter 100 policy on an annual basis.”
- Attachment A – Life Sciences Definition: The term “life sciences”, as it relates to this policy, is similar to the University of Missouri-Columbia’s interdisciplinary approach. Bringing together six schools and colleges (the College of Agriculture, Food and Natural Resources; the College of Arts and Sciences; the College of Engineering; the College of Human Environmental Sciences; the School of Medicine and the College of Veterinary Medicine), the University of Missouri focuses on research and education regarding:
  1. the supply and quality of food
  2. prevention and treatment of disease
  3. protection and improvement of our environment

Other sources define “life sciences companies” as those in the fields of biotechnology, pharmaceuticals, biomedical technologies, life systems technologies, nutraceuticals, cosmeceuticals, food processing, environmental and biomedical devices.

Simply put, “life sciences” generally encompasses all sciences that have to do with organisms (plants, animals and human beings).

Commissioner Miller stated this is all encompassing of what the University includes and this is the partnership. This is why the Commission felt the inclusion of Life Sciences would be good for the community.

The state and federal governments have made their contributions. The County does not have the financial capacity to contribute but this is a way the County can contribute.

Commissioner Schnarre stated “Alternative 1” and “Alternative 2” have both been changed to include “The representative of the taxing jurisdiction shall be the chief elected official chief appointed official or executive director of the taxing jurisdiction.” and “a formal application”. The only difference between the alternatives is the Review Committee under “Alternative 1” will make recommendations to the County Commission and under “Alternative 2” there has to be a majority vote before an application will go to the Commission.

Commissioner Elkin stated this does clarify how the Review Committee will pass on recommendations. Under the original draft, if the Review Committee did not like an application then they were not going to forward an application.

Commissioner Miller stated the thought process was if a project is really needed to keep a business in the community, to expand or recruit a business, and only by this will the business be recruited, the Commission should be able to tell all taxing entities that this policy is in everyone’s best interest. This is the reason for having both alternatives knowing there are a lot of policies that are left to the Commission. This county supports the taxing entities.

Commissioner Elkin stated there was a lot of discussion previously about making sure impacted taxing jurisdictions are not excluded. The Commission did everything to emphasize this and they have been included. “The intent of the policy is not to exclude any impacted taxing entity,” language was included in the policy. He believes this guarantees no one will be left out of the review process.

Commissioner Schnarre asked for opinions of “Alternative 1” and “Alternative 2”. David Meyer stated he believes the policy will work with either alternative.

Mr. Griggs stated he does not have a problem with either alternative.

Commissioner Schnarre opened the floor for public comment on this item.

Don Stamper, representative of Central Missouri Development Council, was present on behalf of this item.

Don Stamper stated there are a number of members of the council present at the meeting.

He thanked Mr. Griggs for the work the subcommittee has done with this policy.

He urged the Commission’s approval of this policy based on the importance of having businesses similar to ABC Labs in the community. Business recruitment and retention is

one of the most difficult areas that the community faces. This policy is a step forward to embrace the Life Sciences program at the University and in a way that will send a message across the state that Boone County is serious about developing and expanding the Life Sciences field.

The Development Council just completed a study of the impact of growth. There are a variety of topics and figures that come out of this study but one of the most interesting is the importance of the various economic engines in a community. If there is a down turn in one of these engines then there will be an impact on almost every household in the community.

This is an opportunity for the Commission to embrace the Life Sciences economic engine which transcends the University and community. It will bring high quality and high paying jobs to the community. Anything that can be done to embrace and expand Life Sciences in the community will help everyone.

At the Development Council's Board of Directors meeting on September 28, 2005, the Board endorses the Commission's acceptance of this policy and encourages them to move forward.

Commissioner Schnarre asked if there was anyone opposed to this proposed policy. No one showed opposition.

The following were present and in favor of this proposed policy but did not speak:

- Shirley Johnson, Missouri Employers Mutual Insurance
- Paul Land, Plaza Reality
- Jay Wilson, First Tier Reality
- Rob Wolverton, Realtor
- Pat Marks, Columbia Photo
- Rick Wilborn, Plaza Reality
- Tom Atkins, Atkins Investments
- Matt Jarrett, Prime Development
- Lowell Patterson, Emery Sapp and Sons
- José LeLindner, self employed
- James Bornhauser, Boone County Bank
- Phil Lissley, Orschlen Properties
- Brian Marshall, Marshall Engineering
- Scott Atkins, Atkins Investments
- Mike Vangel, Vangel Associates
- Karen Taylor, Boone County Bank
- Vicki Dunscombe, First National Bank
- Lee Grosheing, REDI Board member
- Chris Widmer, Boone National Savings and Loan

- Nick Kieffer, First National Bank
- John Kohl, Callaway Bank
- Amanda Schumacher, Chamber of Commerce
- Bo Fraser, Boone County Bank
- Don Lauril, Chamber of Commerce
- Roger Clark, Boone Electric
- Larry Colgin, First National Bank
- Scott Ward, ABC Labs
- Byron Hill, ABC Labs

Commissioner Schnarre closed the public hearing.

Commissioner Schnarre stated he is in favor of this policy. He has not decided which alternative he would like to have in the policy but is leaning toward “Alternative 2”. “Alternative 2” would involve the community. He believes this will be a critical policy. This policy will cover all of Boone County, unincorporated areas and incorporated.

Commissioner Miller stated the expansion is for any existing business. New businesses would have to fit the Life Sciences definition to be eligible for this policy. This is a way to diversify the local economy. For example, there are a lot of insurance industry businesses locally and the hurricanes have affected those businesses.

She was opposed to this for a long time but the expansion issue is what sold her on this policy. She spoke with a few businesses and if this policy is not approved then they would not be able to expand. This will help many businesses.

Commissioner Elkin stated he supports this policy. He believes it does not go far enough. He believes if any business is willing to make an investment in the community then there should be a policy that would give the business opportunities also.

They will be working on legislative changes about the taxing jurisdictions for this policy and to make sure there is no question about the jurisdictions that will be affected.

There are a few communities in Boone County that have already adopted their own version of the Chapter 100 policy.

It was good to have the meeting with the elected officials to discuss their concerns about this policy. Changes were made to cover the concerns of elected officials but he believes this will benefit businesses.

Commissioner Elkin stated he prefers “Alternative 2”.

Commissioner Schnarre stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available meeting with an



appropriate order for approval.

Commissioner Schnarre recessed the meeting at 10:05 a.m.

The meeting reconvened at 10:08 a.m.

**Subject: Juvenile Justice Center**

**A. Authorize Presiding Commissioner to sign JABG Grant Award contract**

Commissioner Elkin moved to authorize the Presiding Commissioner to sign the Missouri Department of Public Safety JABG Award of Contract in the amount of \$21,118.52.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 389-2005**

**B. Second Reading and Public Hearing for Approval of Budget Amendment**

Commissioner Miller moved to approve the following budget amendment:

| <b>DEPARTMENT ACCOUNT AND TITLE</b>  | <b>AMOUNT INCREASE</b> |
|--|------------------------|
| 1243-03411: Judicial Grants and Contracts<br>– Federal Grant Reimbursement | \$11,820.00            |
| 1243-10100: Judicial Grants and Contracts<br>– Salary and Wages            | \$1,807.00             |
| 1243-10200: Judicial Grants and Contracts<br>– FICA                        | \$138.00               |
| 1243-91300: Judicial Grants and Contracts<br>– Machinery and Equipment     | \$10,972.00            |

Said budget amendment is for the October 1, 2005 to December 31, 2005 portion of the JABG Grant.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 390-2005**

**Subject: Judicial Grants – Second Reading and Public Hearing for Approval of Budget Amendments**

Commissioner Elkin moved to approve the following budget amendment:

| <b>DEPARTMENT ACCOUNT AND TITLE</b>                  | <b>AMOUNT INCREASE</b> |
|--|------------------------|
| 1243-03451: Judicial Contracts – State Reimbursement | \$17,591.00            |
| 1243-10100: Judicial Grants – Salaries/Wages         | \$14,123.00            |
| 1243-10200: Judicial Grants – FICA                   | \$1,080.00             |
| 1243-10300: Judicial Grants – Health Insurance       | \$2,210.00             |
| 1243-10325: Judicial Grants – Disability Insurance   | \$65.00                |
| 1243-10350: Judicial Grants – Life Insurance         | \$20.00                |
| 1243-10375: Judicial Grants – Dental Insurance       | \$158.00               |
| 1243-10500: Judicial Grants – 401(A) Match           | \$293.00               |

Said budget amendment is for the July 1, 2005 to December 31, 2005 portion of the Victim Services Grant.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 391-2005**

Commissioner Miller moved to approve the following budget amendment:

| <b>DEPARTMENT ACCOUNT AND TITLE</b>                  | <b>AMOUNT INCREASE</b> |
|--|------------------------|
| 1243-03451: Judicial Contracts – State Reimbursement | \$31,302.00            |
| 1243-10100: Judicial Grants – Salaries/Wages         | \$23,994.00            |
| 1243-10200: Judicial Grants – FICA                   | \$1,836.00             |
| 1243-10300: Judicial Grants – Health Insurance       | \$4,420.00             |

|  |          |
|--|----------|
| 1243-10325: Judicial Grants – Disability Insurance | \$110.00 |
| 1243-10350: Judicial Grants – Life Insurance       | \$40.00  |
| 1243-10375: Judicial Grants – Dental Insurance     | \$316.00 |
| 1243-10500: Judicial Grants – 401(A) Match         | \$586.00 |

Said budget amendment is for the July 1, 2005 to December 31, 2005 portion of the Probation Services Grant.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 392-2005**

Commissioner Elkin moved to approve the following budget amendment:

| <b>DEPARTMENT ACCOUNT AND TITLE</b>                  | <b>AMOUNT INCREASE</b> |
|--|------------------------|
| 1243-03451: Judicial Contracts – State Reimbursement | \$7,759.00             |
| 1243-10100: Judicial Grants – Salaries/Wages         | \$7,208.00             |
| 1243-10200: Judicial Grants – FICA                   | \$551.00               |

Said budget amendment is for the July 1, 2005 to December 31, 2005 portion of the Intensive Intervention Model Grant.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 393-2005**

**Commissioner Reports**

*Commissioner Schnarre*

No reports at this time.

*Commissioner Miller*

No reports at this time.

*Commissioner Elkin*

*Boone County Family Resources*

Commissioner Elkin requested this be held for another meeting.

**Public Comment**

There was no public comment.

The meeting adjourned at 10:13 a.m.

Attest:

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Wendy S. Noren  
Clerk of the County Commission

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Keith Schnarre  
Presiding Commissioner

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Karen M. Miller  
District I Commissioner

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Skip Elkin  
District II Commissioner